

FLU APPENDIX VI: DEVELOPMENTS OF REGIONAL IMPACT

Deep Creek

Land Use	Development Right
Residential	650 Units

Harborview

Land Use	Development Right
Residential	3,859 Units
Office	50,000 Square Feet
Commercial	655,000 Square Feet
Hotel Rooms	350 Rooms
Public Marina	260 Wet Boat Slips 192 Dry Storage Boat Slips 20 Single-family boat slips qualifying under Section 403.813, F.S.
Open Space, Preservation and Recreational Uses	136 Acres

Notes:

1. In the West Village, the base density in the Coastal High Hazard Area is 398 units; maximum allowed density in the CHHA is 733 units. Any development in excess of 398 units requires a transfer of density from an equivalent Coastal High Hazard Area.
2. Non-residential land uses approved by the Development Order may be increased in one land use category and concurrently reduced in another land use category, if a Land Use Equivalency Matrix is adopted as part of the Harborview DRI Development Order.

Murdock

Land Use	Development Right
Retail/Office	2,714,000 - 2,729,924* Square Feet
Murdock Increment III Flexible Land Use Zone (FLUZ)**	
• Adult Congregate Living Facility (ACLF)	555** Units
• Nursing Home Facility (NHF)	185** Beds
• Multi-Family-12 (MF)	486** Units
• Institutional (INST)	324,000** Square Feet
Office	154,076 Square Feet

Land Use	Development Right
Parking	1,775*** Spaces
Hotel	0-100* Units
Multi-Family	1,812 Units
Industrial	5,095 Square Feet

Notes:

* A portion of the development has a use option. If 100 hotel units are built, commercial is reduced 15,924.

** A separate use option. Please refer to the Murdock Increment III FLUZ Equivalency Matrix.

*** Increment III has a maximum allowable number of parking spaces.

**Murdock Increment III Flexible Land Use Zone (FLUZ) Equivalency Matrix
Conversion Table For Flexible Land Use Zones
Based On Pm Hour Traffic**

Land Use	Units/SF	Peak Hour Rate	Peak Hour Trips
MF-12 (220)	486 Units	.61or .59/Unit	290.10
ACLF/NHF			186.85
ACLF (250)	555 Units	.28/Unit	155.40
NHF (252)	185 Beds	.17/Bed	31.45
Institutional (530)	324,000 SF	.67/1,000 SF	217.08

The maximum amount of development permitted in the FLUZ areas shall not exceed 102.48 and 187.62 P.M. Peak Hour Trips in Parcels 1 and 2, respectively. The following conversion rates included in ADA Table 10-1A-2 attached shall apply or Multifamily: .61/unit and .59/unit for Parcels 1 and 2, respectively; Nursing Home Facility (NHF): .17/bed; Adult Congregate Living Facility (ACLF): .28/unit and Institutional: .67/1000 sf. The FLUZ areas could be developed as a single use not exceeding the total units for each use indicated in Composite Exhibit B or a combination of uses. For example, 100 multifamily units and 61.910 square feet of Institutional in Parcel 1 would equal the maximum development permitted: 102.48 P.M. Peak Hour Trips ((100 x .61/unit) and (61.910 of .67/1,000 sf = 101.48).

In addition, potable water consumption and wastewater generation cannot exceed 29,000 gpd and 56,000 gpd in Parcels 1 and 2, respectively, based on 10 gpd/100 sf of office: 155 gpd/multifamily unit; 100 gpd/bed for Nursing Home and ACLF, Where ACLF units are Calculated at 1.2 beds per unit; and 30 gpd plus 10 gpd/100 sf for Institutional.

Riverwood

Land Use	Development Right
Residential	3,300 Units
Commercial/Office	334,000 Square Feet

Land Use	Development Right
Office	120,000 Square Feet
Golf	123 Acres
Marina	6 Acres
Utility Site	28 Acres

Sandhill

Land Use	Development Right
Residential	2,600 Units
***Commercial	1,965,800 Gross Square Feet
***Hotel/Motel	120 Units
*Research & Development	42,000 Gross Square Feet
Golf Course	84.09 Acres
**Park/Public/Semi-Public	65,000 Gross Square Feet
Lake	61.40 Acres
Public	2.60 Acres
Mitigation	84.70 Acres
Preservation	6.55 Acres
Roads	37.90 Acres
Retail Parking Spaces	8,030 Spaces

Notes:

* 261,000 gross square feet of the originally approved Research and Development gross square footage was analyzed as commercial retail for traffic purposes

** Building area only applies to Tract 2 Public/Semi-Public 24.78 acres for government offices

*** On Parcel C-24 of Tract 2, 17,000 square feet of commercial and 120 hotel/motel units.

Tern Bay

Land Use	Development Right
Residential	1,810 Units
Commercial	140,000 Gross Square Feet 710 parking spaces
Office	30,000 Gross Square Feet
Hotel	250 Rooms
Golf Clubhouse	20,000 Gross Square Feet *
Tennis Clubhouse	7,500 Gross Square Feet **
Community Center	5,000 Gross Square Feet ***
Impervious Surfaces	295 Acre

Notes:

* Includes three 9-hole golf courses, restaurants, exercise area and 150 parking spaces.

** Tennis clubhouse, fitness center & spa, 8 tennis courts, swimming pools, bike and walk trails, small fishing pier, canoe launch and docks, look-out tower, and approved governmental uses

*** A sales and Community Development District administration center

Victoria Estates

Land Use	Development Right
Residential	1,312 Units
Commercial	250,000 Square Feet
Office	120,000 Square Feet
Golf	one 18-hole course